



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, April 26, 2011
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Royal Weaver, Charlotte Bartzack, Arlene Norris, Doug Cooper and Larry Johnson.

Roger Weaver and Michele Wood were present to represent the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, April 26, 2011 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **REZONING:** Everett Burch, 30 Crooked River Drive, Woodbine, GA 31564 is requesting to rezone Tax Parcel 135-035, located on Dark Entry Creek Court off of Highway 40, from the present MH zoning to C-2 to allow an RV Park.

Mr. Burch contacted the Planning Department requesting to postpone his application until the May Planning Commission meeting.

2. **VARIANCE:** Richard Frey, 506 Bailey Street, St. Marys, GA 31558 is requesting a 15' to 5' side yard VARIANCE on the south side of his property located at 506 Bailey Street to build a garage. The property is zoned R-1, Tax Parcel #S36-02-003.

Mr. Frey presented his request to the Planning Commission. There were no comments or questions from the public.

Motion to Adjourn Public Hearing - Motion was made by Charlotte Bartzack to adjourn the Public Hearing. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of January 18, 2011 Meeting –Doug Cooper made a motion to approve the minutes as submitted. Royal Weaver seconded the motion. Charlotte Bartzack and Arlene Norris abstained from the vote due to their absence from the March Planning Commission meeting. The vote was (3 to approve, (2) abstained.

Old Business

1. **TEXT AMENDMENT:** - Tandree Hodge, 802 Ann Street, St. Marys, GA 31558, is submitting a request for a Text Amendment amend the current R-1 zoning in the City of St. Marys Zoning Ordinance, Section 110-70, to allow chickens (no roosters) in R-1 as a permitted use. The property is zoned R-1, Tax Parcel S31-07-005.

This item had been postponed from the March 22, 2011 Planning Commission meeting to allow participation from the two Planning Commission members absent from the March meeting.

Ms. Hodge presented her request to the full Planning Commission. After some discussion, Doug Cooper made a motion to approve the text amendment as written with the exception of changing the allowed number of hens from 10 to 5 and the approval be granted as a one year trial period. Arlene Norris seconded the motion. The vote was (4) to approve, (1) to deny

New Business

1. **REZONING:** Everett Burch, 30 Crooked River Drive, Woodbine, GA 31564 is requesting to rezone Tax Parcel 135-035, located on Dark Entry Creek Court off of Highway 40, from the present MH zoning to C-2 to allow an RV Park.

The item was postponed at the applicant's request until the May meeting.

2. **VARIANCE:** Richard Frey, 506 Bailey Street, St. Marys, GA 31558 is requesting a 15' to 5' side yard VARIANCE on the south side of his property located at 506 Bailey Street to build a garage. The property is zoned R-1, Tax Parcel #S36-02-003.

Doug Cooper made a motion to approve the request. Charlotte Bartzack seconded the motion. The vote was (5) to approve, (0) to deny.

Discussion:

- *Discussion was made regarding the Building & Impact fees within the City of St. Marys compared to other municipalities.*
- *The Planning Commission discussed the need to revise the current zoning and sign ordinances in the near future.*

Granting Audience to the Public:

- *Gull Weaver, 105 Royal Court, stated to the Planning Commission the Text Amendment regarding the chickens is a great example of the need to create a tier system for fees on Special Use permits. The permit fee would be based upon the request and not a set fee.*

Motion to Adjourn Regular Meeting – *Charlotte Bartzack made a motion to adjourn the regular meeting. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion. The meeting adjourned at 6:15 PM.*